(AKA PART OF LOT 15 WILSON ACRES FOLLOWS): COMM AT NE COR OF SEC, FT, N 62 DG W 37.13 FT TO W R/W

AUNT MARY'S RIVER HOUSE LLC
540 SANDY HOOK RD
PALM HARBOR, FL 34683

2026

01-7S-15-01439-617

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

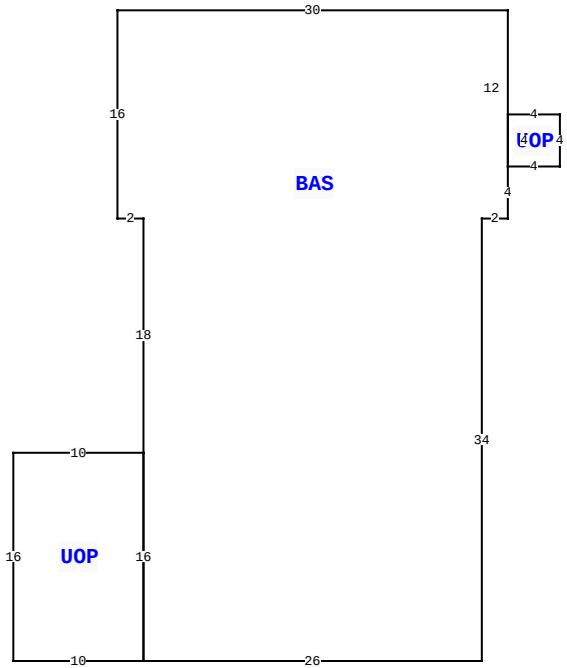
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1715.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	49,871
UOP	16	20		3	110
UOP	160	20		32	1,170
TOTALS	1,540			1,399	51,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,399	50.2200	56.25	78,694	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1364 HX Base Yr



440 SW TOMS DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/03/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,151
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	78,351
SOH/AGL Deduction	0
ASSESSED VALUE	78,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,351
TOTAL JUST VALUE	78,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/1448	8/07/2017	WD	U	I	11	0
GRANTOR: SUZANNE COOK WOOD						
GRANTEE: AUNT MARY'S RIVER H						
1292/1684	3/27/2015	WD	U	I	11	100
GRANTOR: JOHN TIMOTHY COOK						
GRANTEE: SUZANNE COOK WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 E2 S18 UOP= W10 S16 E10 N16$ S16 E26 N34 E2 N4
UOP= E4 N4 W4 S4$ N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/08/2016 BY DF Total Acres: 0.53 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/13/2025 BY SYS